

TOWNSHIP OF MILLSTONE
Meeting Room
215 Millstone Road
Millstone Township, NJ 08535

DRAFT
TOWNSHIP COMMITTEE
AGENDA
FEBRUARY 19, 2020 @ 8:00 pm

Mayor Masci calls the meeting to order at ____ p.m.

STATEMENT OF NOTICE AS REQUIRED BY P.L. 1975, C231 IS READ.

I HEREBY ANNOUNCE THAT PURSUANT TO THE OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED IN THE ANNUAL NOTICE OF MEETINGS WHICH WAS MAILED TO THE ASBURY PARK PRESS AND THE TRENTON TIMES, POSTED ON THE PUBLIC ANNOUNCEMENTS BULLETIN BOARD IN TOWN HALL AND FILED IN THE OFFICE OF THE TOWNSHIP CLERK ON DECEMBER 18, 2019.

ROLL CALL: Mayor Masci ____, Committeeman Dorfman ____, Committeeman Ferro ____, Deputy Mayor Grbelja ____, Committeeman Kuczinski ____.

RESOLUTION TO GO INTO EXECUTIVE SESSION, (19-83) Moved C/____, Second C/____. (Committee Discussion)

VOTE: C/Dorfman ____, C/Ferro ____, DM/Grbelja ____, C/Kuczinski ____, M/Masci ____.

Motion to adjourn executive session, Moved C/____, Second C/____. ©

Time In ____ p.m., Time Out ____ p.m.

MAYOR MASCI CALLS THE REGULAR MEETING TO ORDER AT ____ P.M. FOLLOWED BY A FLAG SALUTE AND A MOMENT OF SILENCE.

The Township of Millstone will be videotaping this meeting for replay on Millstone PEG Channel. By attending this evening, attendees acknowledge this recording and agree to allow their images to be recorded.

All attendees and participants agree to conduct themselves in a manner appropriate for public gathering. Individual speakers should be advised that no right of privacy protects a person’s public comments made in a public forum. Accordingly, all participants bear responsibility for their own statements and commentary.

ORDINANCES:

FIRST READING:

ORDINANCE 20-02 ORDINANCE AMENDING CHAPTER XXXV (LAND USE) ARTICLE 5, (ZONING DISTRICT REGULATIONS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF

MONMOUTH AND STATE OF NEW JERSEY TO ADD NEW SECTION 5-17 (ACCESSORY APARTMENTS)

EXPLANATORY STATEMENT: This Ordinance revision provides for the opportunity to create affordable housing units to assist Millstone Township in meeting its affordable housing obligation pursuant to the Mount Laurel Doctrine.

Moved C/_____, Second C/_____, (Committee Discussion)

VOTE: C/Dorfman _____, C/Ferro _____, DM/Grbelja_____, C/Kuczinski _____, M/Masci _____

Second reading and Public Hearing to be held on March 18, 2020 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING:

ORDINANCE 20-03 AN ORDINANCE OF THE TOWNSHIP OF MILLSTONE AMENDING THE GENERAL CODE OF THE TOWNSHIP OF MILLSTONE BY REPEALING AND REPLACING ARTICLE 8 “AFFORDABLE HOUSING” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS AND TO ESTABLISH THE DEVELOPMENT FEES PERTAINING TO THE TOWNSHIP’S AFFORDABLE HOUSING TRUST FUND

EXPLANATORY STATEMENT: This Ordinance provides for the opportunity to create affordable housing units to assist Millstone Township in meeting its obligation to provide its fair share of affordable housing pursuant to the Mt. Laurel Doctrine in compliance with a certain Settlement Agreement dated September 5, 2019 and approved by the Superior Court of New Jersey in the case of **In the Matter of the Application of the Township of Millstone and the Planning Board of the Township of Millstone, County of Monmouth Docket No. MON-L-2501-15.** The Ordinance replaces former Article 8 in its entirety in order to update it to comply with current standards to address the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) regarding compliance with the Township’s affordable housing obligations and to establish the Development Fees pertaining to the Townships Affordable Housing Trust Fund.

Moved C/_____, Second C/_____, (Committee Discussion)

VOTE: C/Ferro _____, DM/Grbelja_____, C/Kuczinski _____, C/Dorfman _____, M/Masci _____

Second reading and Public Hearing to be held on March 18, 2020 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING:

ORDINANCE 20-04 ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTIONS 5-2 AND 5-3.1 ADDING THE R-MF MULTI-FAMILY ZONE DISTRICT TO THOSE SECTIONS AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) AND CREATING NEW SECTION 5-17 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone’s Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.

Moved C/_____, Second C/_____, (Committee Discussion)

VOTE: DM/Grbelja_____, C/Kuczinski _____, C/Dorfman _____, C/Ferro _____, M/Masci _____

Second reading and Public Hearing to be held on March 18, 2020 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING:

ORDINANCE 20-05 ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-13 AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone’s Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.

Moved C/_____, Second C/_____, (Committee Discussion)

VOTE: C/Kuczinski _____, C/Dorfman _____, C/Ferro _____, DM/Grbelja_____, M/Masci _____

Second reading and Public Hearing to be held on March 18, 2020 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING:

ORDINANCE 20-06 ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLES 3, 4, 5, 7, 9, 11 AND 17, SECTIONS 3-9.3 (ESCROW FEES), 4-9.12 (FENCES), 4-11.4 (NOISE), 4-14.8.c.1 (SITE DEVELOPMENT STORMWATER PLAN), 4-16 (ARCHITECTURAL GUIDELINES & DESIGN STANDARDS FOR NONRESIDENTIAL BUILDINGS), 5-15 (PCD PLANNED COMMERCIAL DEVELOPMENT) 5-16, 5-16.2, 5-16.4, 5-16.6 (FHSC), 7-3.4 (EMERGENCY SPILLWAYS), 9-5 (ENVIRONMENTAL CONSTRAINTS) 11-5.9, 11-11, 11-14.8.b, 11-24, 11-25.6, 11-30, 11-32.3, 11-33 (DESIGN AND PERFORMANCE STANDARDS) AND 17-1 (RIPARIAN ZONE ORDINANCE) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone’s Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.

Moved C/_____, Second C/_____, (Committee Discussion)

VOTE: C/Dorfman _____, C/Ferro _____, DM/Grbelja_____, C/Kuczinski _____, M/Masci _____

Second reading and Public Hearing to be held on March 18, 2020 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING:

ORDINANCE 20-07 ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-7 AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone’s Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.

Moved C/_____, Second C/_____, (Committee Discussion)

VOTE: C/Ferro _____, DM/Grbelja_____, C/Kuczinski _____, C/Dorfman _____, M/Masci _____

Second reading and Public Hearing to be held on March 18, 2020 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

**RESOLUTIONS: CONSENT RESOLUTION POSTED ON BULLETIN BOARD.
ALL MATTERS LISTED UNDER ITEM “CONSENT AGENDA” ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS, IF DISCUSSION IS DESIRED OF ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.**

- 20-84 Payment of Vouchers for February 19, 2020
- 20-85 Resolution Amending Resolution 20-76
- 20-86 Resolution Authorizing the Execution of a Developer's Agreement for Black Bear Lake Real Estate Co., LLC, Block 35, Lots 17.01, 19, 19.01, 19.02 and 20, Site Plan No. PB19-02
- 20-87 Resolution Appointing Temporary Electrical Inspector/Subcode Official
- 20-88 Resolution Authorizing State Contract Purchase for Security and Cabling - Labor and Installation (T-2989), Cable and Associated Products (T-1778) Under (State Contract #A88739)

- 20-89 Resolution Authorizing State Contract Purchase to SHI for Municipal Management Software
- 20-90 Resolution Adopting the ‘Affirmative Marketing Plan’ for the Township of Millstone
- 20-91 Resolution of the Township Committee of the Township of Millstone to Fund the Rehabilitation Program of the 2020 Amended Housing Element and Fair Share Plan
- 20-92 Resolution of the Township Committee of the Township of Millstone Appointing Municipal Housing Liaison
- 20-93 Resolution of the Township Committee of the Township of Millstone Endorsing the 2020 Housing Element and Fair Share Plan
- 20-94 Resolution of the Township Committee of the Township of Millstone Expressing its Intent to Fund for the Municipality’s Affordable Housing Obligation
- 20-95 A Resolution of the Township Committee of the Township of Millstone Approving the Execution of the Developer’s Agreement Between Millstone Township and Affordable Housing Alliance for the Development of the Allen House II Property

Motion to adopt/table, Moved C/_____, Second C/_____, (Committee Discussion)

VOTE: DM/Grbelja _____, C/Kuczinski _____, C/Dorfman _____, C/Ferro _____, M/Masci _____.

REPORTS FROM VARIOUS DEPARTMENTS FOR JANUARY 2020:

Tax Collector	\$3,185,459.90
Clerks Report	\$ 1,498.00
Dog License	\$ 4,125.60
Recreation	\$ 3,325.31
Building Department	\$ 60,694.00
COAH	\$ 88,155.00
Municipal Court	\$ 16,139.81
2020 Interest Revenue	

Motion to file, Moved C/_____, Second C/_____. ©

TOWNSHIP COMMITTEE MINUTES:

1. Regular Session Minutes – January 15, 2020

Motion to adopt/table, Moved C/_____, Second C/_____. (Committee Discussion)

VOTE: C/Dorfman _____, C/Ferro _____, C/Grbelja _____, C/Kuczinski _____, M/Masci _____.

2. Regular Session Minutes – February 5, 2020

Motion to adopt/table, Moved C/_____, Second C/_____. (Committee Discussion)

VOTE: C/Dorfman _____, C/Ferro _____, C/Grbelja _____, C/Kuczinski _____, M/Masci _____.

3. Executive Session Minutes – November 23, 2019

Motion to adopt/table, Moved C/_____, Second C/_____. (Committee Discussion)

VOTE: C/Dorfman _____, C/Ferro _____, C/Grbelja _____, C/Kuczinski _____, M/Masci _____.

4. Executive Session Minutes – December 4, 2019

Motion to adopt/table, Moved C/_____, Second C/_____. (Committee Discussion)

VOTE: C/Dorfman _____, C/Ferro _____, C/Grbelja _____, C/Kuczinski _____, M/Masci _____.

PARADE/DEMONSTRATION/PUBLIC ASSEMBLY APPLICATION:

1. Cars & Coffee of NJ - Car Show: Sunday car shows to take place on 4/26, 5/17, 6/7, 6/28, 7/12, 7/26, 8/16, 8/30, 9/27, 10/18 from 7:00am – 11:30am on Rike Drive in the Moto Industrial Park, (has received permission from Association).

Motion to approve/table, Moved C/_____, Second C/_____. ©

APPLICATION FOR A RAFFLE LICENSE:

1. Lep Foundation for Youth Education, Off-Premise 50/50 raffle, drawing date to be held on September 17, 2020 at 8:00 p.m. located at 9 Whispering Spring Drive, Millstone Twp.

Motion to approve/table, Moved C/_____, Second C/_____. ©

NEW BUSINESS:

OLD BUSINESS:

1. Updates from Business Administrator regarding the intersections at Stagecoach/Stillhouse and Sweetmans/Stillhouse

COMMENTS FROM THE DAIS:

PRIVILEGE OF THE FLOOR:

Mayor Masci opens the meeting to the public at _____.

Mayor Masci closes the meeting to the public at _____.

Limited to ½ Hour

Motion to adjourn: Moved C/_____, Second C/_____. © Time Out _____.